

Minutes of ACBC Special Board Meeting

Monday August 25th, 2014

The meeting was called to order at 7:07 pm

Board members present: Ed Delahanty, President, Suzy palmer, Vice president, Steve Morrow, Treasurer, Fred Salmon Secretary, Chris hendrickson, Kurt Blankenship and Dustin Frederick, Recording Secretary (via phone).

Input from members in Good Standing:

There were comments and discussion regarding the following items.

Thanks to the Board for getting the pool open

Thanks to the Board and volunteers for all their hard work

Assigning assessments to specific property rather than property owners, establishing a Local Improvement District (L I D) and establishing two major funds, a long term fund for major improvements and a Reserve Account for all other expenses

Questions regarding why it was a "special" Board meeting, the cost to ACBC for posting the "NO Parking" signs and Wi-Fi access issues

The difference between a "special" Board meeting and a "special" membership meeting

Changes to and approval of the agenda---none proposed/agenda approved.

Unfinished business:

Outstanding dues and assessments – collection process---Treasurer Steve Morrow reviewed the draft letter to members. Suzy Palmer, Kurt Blankenship and Ed Delahanty made some suggested edits and the draft was amended.

Motion---that the amended draft letter to members regarding outstanding dues and assessments be approved and authorized as the next step in the collection process.

M/S/C Kurt Blankenship/ Steve morrow/unanimous

Security camera status---Steve morrow reported that the camera is being installed and it can be aimed and accessed via a smart phone.

Wi-Fi status---Steve morrow reported that decent signal is now available.

No Parking signs---Chris Hendrickson reported on placement of the signs, one has been installed and the others are coming. Signs must be posted in order to tow unauthorized vehicles.

New business:

Bookkeeping Services---Steve Morrow summarized the investigation into a change in bookkeeping services and recommended a change to Whidbey Water Services LLC.

Motion---that ACBC accept the proposal from Whidbey Water Services LLC pursuant to the contract that has been reviewed by the Board. The cost is \$200 per month for the first six months.

There was discussion clarifying the scope of the services provided under the contract. Whidbey Water Services is audited by the State on a quarterly basis and they will file the IRS 990 form. This discussion resulted in an amended motion as follows:

Motion (amended) ---that ACBC accept the proposal from Whidbey Water Services pursuant to the contract that has been reviewed by the Board, provided that Whidbey Water Services will file the quarterly tax returns and other necessary IRS filings.

M/S/C Kurt Blankenship/ Suzy Palmer/unanimous

The current Bookkeeper has agreed to assist with the transition.

Proposed 2015 Budget from Budget & Finance Committee---discussed the budget and proposed dues level. Dustin Frederick expressed concern regarding the budgeted amounts and Steve Morrow reviewed the "assumptions" in support of the budget i.e. that the pool would be open and renovation completed. Discussed how long the pool should be open because payroll is the most significant cost at approximately 10K per month.

The proposed budget is not funding the reserve account and there was general discussion regarding the level of dues necessary given our obligations. The Board can raise the dues to approximately \$166 per year without a member vote.

It was suggested that we use ample footnotes to explain the variables in the budget as well as the underlying budget assumptions.

The discussion concluded with a consensus by the Board that it should meet with the Budget and Finance Committee and attempt to "fine tune" the budget and provide explanations for the budgeted amounts.

Member forum:

There was discussion and comments made regarding the following items:

Another big "thank you "for all the work that the Board and volunteers are doing to better the community

A Concern was expressed that we are losing momentum because the assessment has not yet been sent out

A question was raised regarding the authority of the ACBC to collect dues and assessments, levying service charges, who approves the budget and the cost of the lifeguards

There is a difference between "approval" and "adopted" with regard to the budget and bylaws

A concern was expressed that the Board was not following the bylaws and acting unprofessionally in some of its interaction with community members

A concern was also expressed that we can only operate within our budget and we need to get more associate members

President Delahanty commented that the Board was following the bylaws, operating within the budget and intends to get as many associate members as possible once the pool has been renovated.

The meeting was adjourned to Executive Session at 8:46 pm

Executive Session:

Adjourned Executive session at 9:40 pm

Reconvened Board meeting at 9:40 pm

Adjourned Board meeting at 9:40 pm

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Dustin Frederick", is written over the typed name below.

Dustin Frederick, Recording Secretary